

City of Burien

BURIEN PLANNING COMMISSION

July 22, 2015

7:00 p.m.

Multipurpose Room/Council Chambers

MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair pro-tem Butch Henderson called the July 22, 2015, meeting of the Burien Planning Commission to order at 7:03 p.m.

ROLL CALL

Present: Butch Henderson, Curtis Olsen, Amy Rosenfield (arriving at 7:10 p.m.), and Douglas Weber

Absent: Jim Clingan, Brooks Stanfield and one position vacant

Administrative staff present: Chip Davis, Community Development Department director, Brandi Eyerly, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Olsen, seconded by Commissioner Weber, to approve the agenda for the July 22, 2015, meeting. Motion passed 3-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Olsen, seconded by Commissioner Weber, and passed 3-0 to approve the minutes of the July 8, 2015, meeting.

Commissioner Rosenfield arrived at 7:10 p.m.

PUBLIC COMMENT

Ray Helms, animal control officer with CARES, 909 SW 151st St., urged the commissioners to think carefully about what they are trying to accomplish with their proposed zoning code amendments relating to the keeping of animals. He said he would be available to answer questions about animals throughout the entire meeting.

Ben Hruska, 14020 13th Ave SW, said the access requirements in the City's adopted road standards inhibit developers' ability to meet the density objectives for the RM-24 zone laid out in the Comprehensive Plan, citing the provision that alleys are designated for secondary access only. This restricts automobile access and limits how a multi-family lot can be developed, he said. Using the example of a project he is proposing to build, the required driveway eliminates at least one unit that could be built. He cited examples of past developments in Burien that allow access via alleys and asked that the road standards be modified to allow

primary access for townhomes to be achieved through a pedestrian, utility and fire easement from the street and automobile access from the alley.

OLD BUSINESS

A. Election of Chairperson and Vice Chairperson for the 2015-16 Term

Item was tabled until the next meeting because of the absence of the commission chair and another commissioner tonight.

B. Orientation Handbook Handouts and Code of Conduct

Chip Davis, Community Development director, said that three commissioners had already signed and returned their copies of the Planning Commission Code of Conduct and advised Commissioner Rosenfield to sign it when she was ready, adding that he would be contacting the absent commissioners about theirs. He also provided the Planning Commission bylaws, noting that they will be taken to the City Council for ratification on August 3rd, and the American Planning Association Ethical Principles in Planning.

NEW BUSINESS

A. Proposed Zoning Code Amendments Related to the Keeping of Animals

Mr. Davis said the City Council reviewed the proposed amendments last year but in the rush to get the 2014 Comprehensive Plan amendments and update done by the end of the year, the council tabled the proposed amendments. Therefore, they are being brought back to the Planning Commission with the City Council's recommendations on changes to the language.

Brandi Eyerly, planner, reviewed the council's recommendations for the commissioners. She asked that the commissioners begin the process of formulating recommendations, based on the councilmembers' comments, for the amendments to codes governing the keeping of animals.

Commission Weber asked for clarification of the council's comments on peafowl, which can be quite noisy on occasion. Ms. Eyerly responded that rather than ban peafowl in the city, the council would like to allow them but address any noise problem they may cause through the noise ordinance. However, currently there is nothing specific about animal noise in the noise ordinance, she added.

Chair pro-tem Henderson asked Mr. Helms what animals or types of animal noise to regulate. Mr. Helms responded that most of their noise calls are about barking dogs. He said as the C.A.R.E.S.'s lead animal control officer, his experience has been that without enforceable laws about animal noises, the first step available to him is to appeal to the owner of a noisy animal to be respectful of the neighbors. If that doesn't work, there is a packet of information sent to the neighbors giving them the opportunity to complain about a specific property and a specific dog, working to ensure that it is an animal issue and not a neighbor vs. neighbor issue. Once it is confirmed that it is a habitual situation, it can be enforced as a nuisance violation, but to get to that point is a long process, he said. Many times it gives people the impression that C.A.R.E.S. is doing nothing to help them and they give up, he added. Sometimes the animal control officers are able to reach a resolution with habitual offenders just by having a noticeable presence in the neighborhood, he said. He concluded by saying it would be extremely helpful to have animal noises included in an enforceable noise ordinance, but recommended a process that gives an animal owner the opportunity to rectify a situation before it escalates into a notice of violation or citation. He suggested perhaps setting hours for acceptable animal noise, the way hours are set for acceptable construction noise. He conceded it will be a hard process to come up with something that will be fair and enforceable, but suggested they start by addressing dogs barking late at night.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis reminded the commissioners that on August 3rd the City Council will be conducting interviews, and possibly making an appointment, to fill the vacant seat on the commission. He said he hopes to have the person ready to participate in the August 12 meeting.

ADJOURNMENT

Direction/Action

Commissioner Rosenfield moved for adjournment; Commissioner Weber seconded. The meeting adjourned at 7:45 p.m.

APPROVED: August 12, 2015

/s/ Butch Henderson, chair pro-tem
Planning Commission